

**Borough of Florham Park  
Planning Board  
Work Session Meeting Minutes  
January 23, 2017**

The Work Session Meeting of the Borough of Florham Park Planning Board was called to order on Monday evening, January 23, 2017 at 6:35p.m. in the Municipal Building located at 111 Ridgedale Avenue, Florham Park, New Jersey.

**Members Present:**

Mr. Michael DeAngelis – Chairman  
Mrs. Jane Margulies – Vice Chairman  
Mayor Mark Taylor  
Mrs. Carmen Cefolo-Pane  
Mr. Michael Cannilla  
Mr. Joseph Guerin

**Members Absent:**

Mr. Gary Feith  
Mrs. Anne Maravic  
Mr. John Buchholz  
Mr. Martin Valenti 1<sup>st</sup> Alt)

**Also Present:**

Mr. Michael Sgaramella, Borough Engineer  
Mr. Robert Michaels, Borough Planner  
Mr. John Inglesino, Esq. Board Attorney

**Statement of Adequate Notice:**

Mr. DeAngelis issued the following statement:

“I hereby announce and state that adequate notice of this meeting was provided by the Secretary of this Board by preparing a notice, specifying the time, date and place of this meeting; posting such notice on the bulletin board in the Municipal Building; filing said notice with the Clerk of the Borough forwarding the notice to the Florham Park Eagle, and forwarding, by mail and fax, the said notice to all persons on the request list, and that said notice will be included in the minutes of this meeting. This action is in accordance with N.J.S.A. 10:4-6, et seq., “Open Public Meeting Act.”

**Site Plan Waivers:**

none

On a motion duly made and seconded the meeting was adjourned at 6:35p.m.

January 23, 2017

Marlene Rawson  
Board Secretary

**Borough of Florham Park  
Planning Board  
Regular Meeting Minutes  
January 23, 2017**

A Regular Meeting of the Borough of Florham Park Planning Board was called to order on Monday evening, January 23, 2017 at 6:35 p.m. in the Municipal Building, located at 111 Ridgedale Avenue, Florham Park, New Jersey

1. Call to Order.
2. Adequate notice has been given in accordance with the Sunshine Law.
3. Announcement – There will be no new testimony after 9:30 p.m.

**Members Present:**

Mr. Michael DeAngelis – Chairman  
Mrs. Jane Margulies – Vice Chairman  
Mayor Mark Taylor  
Mrs. Carmen Cefolo-Pane  
Mr. Michael Cannilla  
Mr. Joseph Guerin

**Members Absent:**

Mr. Gary Feith  
Mrs. Anne Maravic  
Mr. John Buchholz  
Mr. Martin Valenti 1<sup>st</sup> Alt)

**Also Present:**

Mr. Michael Sgaramella, Borough Engineer  
Mr. Robert Michaels, Borough Planner  
Mr. John Inglesino, Esq. Board Attorney

Michael Sgaramella, Board Engineer, and Robert Michaels, Board Planner were sworn in for the year 2017 by Attorney John Inglesino.

**Approval of Minutes:**

**11. Approval of minutes from the January 9, 2017 meeting.**

Mr. Guerin made a motion to approve the minutes, second Mrs. Margulies  
Roll: On a roll call vote all members present and eligible voted to approve the minutes.

**Resolution of Approval:**

- |  |  |
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| <b>7. <u>A &amp; R Auto</u></b><br>84 Columbia Turnpike<br>Block 1003, Lot 5 | <b><u>Application #16SPW-26</u></b><br>change of tenancy |
|--|--|

Applicant is seeking approval for an auto repair facility.

Board Attorney John Inglesino stated that there is a concern about ongoing violations that are occurring on the premises. He also said that clarification on certain resolution conditions is needed.

It was noted that A & R owner Anthony DeVivo and his attorney, Edward D'Alessandro, Jr. were present.

Mrs. Margulies explained to Mr. DeVivo that the Board is concerned over the number of vehicles in parking spots and the overnight storage of vehicles. It has been observed over the past few weeks that there have been as many as 16 or 17 cars scattered around the lot, and many tandem parked. People have seen an ATV, and even a boat. Tires are also piled up and stored outside.

Mrs. Margulies continued that the neatness and cleanliness of the site was discussed at length with the applicant during the application hearing. The station is located adjacent to a residential neighborhood and is the first thing people see as they drive into Florham Park on Columbia Turnpike. At that time, the applicant assured the Board that the site would be kept orderly and would not become an eyesore. Mrs. Margulies feels like there has been disregard for those promises.

Mrs. Margulies stated that she appreciates the fact that he has a thriving business. She stated that she completely understands that there are times when cars must be kept overnight while waiting for parts but those vehicles must be in a legal parking space. The Board wants assurances that each car will be in a spot with no tandem parking or use of the handicapped space, and that the operation and the site are kept neat and clean. Mrs. Margulies stated that there will be enforcement actions taken if needed.

Mr. D'Alessandro said that his client ran into issues with the business relocating there during the holiday season. There was also a period of time where the station owner had some environmental testing performed that was unrelated to A & R Auto and these vehicles may not have been parked legally. He usually has only 5-6 cars because that is all that he can work on at one time.

Mr. DeVivo remained under oath. He said that the timing of moving the business from the Exxon Station to the BP Station created some problems. He added that there were also four cars there for 2 weeks due to the training of new employees for the gas fueling business. These cars are not normally there. He said that he realizes that it may look like these cars are related to his business, but they are not. He also explained that the ATV was there when there was snow on the ground. He did not have a plow on his truck at that time. Regarding the tires, he stated that outside storage of these is quite common for repair garages, but he now has a spot for them inside.

Mr. Cannilla said that he felt that there was disregard for his prior testimony. He reiterated that no outdoor storage is permitted so the tires must be kept inside. He has seen the numerous cars all over the site on many occasions over the past few weeks. He recalled that Mr. DeVivo testified that the cars would be fixed in the same day but he does understand that parts may need to be ordered.

Mr. DeVivo replied that many times, customers drop off cars overnight and double park them. He will correct all problems. He said that he tries to help everyone that comes in, even when someone needs a tire changed that is unscheduled. Something like that only takes 10 minutes. He even helps kids with their bikes.

Mr. DeAngelis asked him if he intends to abide by the resolution, and Mr. DeVivo stated that he would.

Mr. D'Alessandro also noted that there are two businesses at this same location. A & R Auto will use a ticket to identify all his vehicles so there is no confusion about what vehicles are within his domain. He has a reputable business and it is a benefit to have a good repair garage close by. His client did not try to disrespect the Board.

Mr. DeAngelis called for a motion.

Mrs. Margulies made a motion to approve the resolution, second by Mr. DeAngelis.

Roll: On a roll call vote all members present and eligible voted to approve the resolution.

## Site Plan:

**8. Park Avenue Foundation**  
184 Park Avenue  
Block 1201, Lot 8

**Application #16SP-7**  
preliminary and final site plan

Applicant is seeking approval for a building expansion and various site improvements.

Douglas Henshaw, Esq. represented the applicant. He briefly provided an overview of the request. The club is located in what is an historic dairy barn dated from about 1887 that was converted to a non-profit philanthropic club and event venue. For many years, the club has used tents to host numerous events. The request is to replace these tents with permanent structures over the existing tent footprints.

Frank Jeff Rawding, Architect, was sworn in. He explained that they need a new facility for large events. They currently have problems with the nearby airport noise, and also heat and air conditioning noise and efficiency that will be eliminated with a new facility.

A-1: Rendering of the proposed building from Campus Drive.

It is a one story building that will have a ballroom for up to 300 people and a secondary pre-function room. There is also a prep kitchen. The design will mirror the original dairy barn and the exterior will match that; using brick, slate, and architectural elements, including cupolas.

A-2: Floor plan of existing building with proposed addition

A-3: Floor plan of new upper floor

Mr. Rawding described the existing building. He said that the project is in the right spot for topographic reasons and is worked into a hill. The ballroom can be separated into smaller spaces. A prep kitchen and bridal suite, ADA bathrooms and coatroom are also included. The upper floor will have more bathrooms and a pre-function room.

The member use will not be in conflict with the ballroom/banquet use anymore and it is close to the parking lot. There are no significant changes anticipated with the number of employees and no change in the number of seats that are associated with the club which number 500 (including tents).

There is also no issue with parking and they will continue to use valet service. They also have an agreement with the adjacent office complex that allows off-site parking for them. There is an easement agreement with KBS that runs in perpetuity.

A-4: Easement agreement

Mike Sgaramella asked if corporate events will expand during the day and Mr. Rawding thought that it might expand. However, there will be no parking problems even if there are additional daytime events.

Bob Michaels confirmed that the overall seating capacity will not change. It is based on the existing use. They stated that the tent count is the same as the addition.

Bob Michaels asked if the gazebo is planned because there is a notation on the site plan. Mr. Rawding stated that they are considering it and it would be the size on the site plan.

A-5: Proposed gazebo

The proposed gazebo will be an added feature that will be used for photos, etc.

Dan Lee, Engineer, was sworn in.

- A-6: Aerial exhibit of site
- A-7: Site Plan (sheet 4 of 10), colored

The site is 5 acres and the addition that is planned is approximately 10,000 square feet on the north side which is the Park Avenue side of the site. Currently the square footage of the structures on the site (including the tents) is 19,236 sf. The proposed the square footage will equal 20,974sf. There are 125 onsite parking spaces. The parking lot agreement with the adjacent office complex is for 200 parking spaces. There is a single access point from Campus Drive.

The improved coverage is proposed to be 50% and they will provide 11 ADA parking spaces with an accessible route to the building. The offsite ADA requirement will be provided onsite and is included in the 11 ADA spaces. Also, a secondary drop off area via a two lane driveway will be provided for the lower addition. The proposed gazebo element will trigger a setback variance as it is 34.3 ft to the front yard setback. The proposed new utilities will be tied into the existing building. Also, the existing drainage detention basin can handle the changes due to the new project.

All proposed lighting, both pole mounted and building lights, will meet the ordinance standards.

A tree removal application has been submitted and the plan will reflect the correct number of trees to be removed. They will replace the trees (90 required) on site as much as they can, but the site is already heavily wooded and there is not enough room. The remaining trees will be contributed to the Borough tree bank. They also will plant 834 shrubs and plants.

There is a retaining wall about 25 feet long that must be built. It will be 12 feet high so there is a variance needed. The property is below grade of Park Avenue It will provide wall protection for the club and it will be landscaped.

Jane Margulies asked about having 2 kitchens. They stated that the existing kitchen will stay.

Mr. DeAngelis asked why they need for the trees to be replaced if they are placing the addition where the tents are currently located. Mr. Lee stated that the access driveways and patios are expanding and that is what is causing the tree removal. He confirmed that the retaining walls will be screened by landscaping.

Mr. Lee reviewed the Fire Department letter. He said the driveway can accommodate a fire truck and truck turning template will be provided. They will meet with them to discuss the hydrant locations. The buildings will contain sprinklers. There are no generators proposed as part of the application. They plan to meet with the Fire Department to address all of their concerns.

They agreed to install way finding signs with arrows and also no parking signage on the main access drive where many people seem to park along. The lot will be painted with arrows.

The large exhaust fan for the kitchen will be screened with vegetation, if needed. The HVAC units are on the flat part of the roof and are not seen as they are screened.

There were questions on the storm water regulations at the time the property was developed and now. The Board was concerned if the basin meets the current regulations. The development predates the 2005 standards. It was noted that the tents have concrete bases, and they believe that it was counted towards the coverage. Mr. Henshaw will research.

Mr. Cannilla asked if the fan in the new kitchen can be relocated to the flat part of the roof but it cannot. Mr. Rawding stated that the bulk of the cooking in the primary kitchen and the banquet kitchen will be used mostly for warming. The fan cannot be seen and will not impact Campus Drive or become a nuisance.

Greg Smith, Executive Director of the Park Avenue Club, was sworn in.

Mr. DeAngelis asked where the employees park. He asked if they expect the business to grow and if they will they need more employee parking. He also asked about snow removal.

Mr. Smith stated that the employees park near the loading zone which is away from the building. If there is a large function going on during the day, they park in the offsite parking lot. This has not been a problem. He stated that the problem with the on-street parking will be addressed. Snow is not disposed of or stored on the parking lots.

Mr. Smith said that the additions are needed to keep the club updated for all types of events. They believe that they have lost business due to the problem of the tents and they want to capture those events. They are in a very competitive marketplace, especially with the ongoing development in the immediate area.

Mr. Cannilla stated that the office parking lot was supposed to be used primarily for off peak events. He was concerned that if more corporate events were held during peak time, there may be parking problems.

Mr. Sgaramella noted that the Campus Drive office complex is almost at 100% occupied and it is still over parked.

Mr. Smith added that kitchen constraints will limit the number of events that can happen simultaneously.

Mr. Guerin noted that the lighting must be improved in certain sections of the property.

Jane Margulies stated that crosswalks are needed in the area where the off-site parking field steps connect to the main access road through the property. Dan Lee said that they will add that.

There are also sight visibility limitations at the two exit driveways that must be addressed.

Carmen Cefolo-Pane verified that they will meet with the Fire Department to address all issues including fire hydrant locations and Dan Lee said they will meet with them.

Break: 9:00-9:05pm

David Karlbach, Planner was sworn in. He stated that this is a modest expansion of the club which is located in the C-4 zone. It is in an area where there is large scale development currently underway.

There are four variances associated with this expansion that would be considered C-2 variances since there is no hardship. The historic converted dairy barn is already within the setback. It is the logical location for the addition that will replace the tents and a better design alternative. It will integrate the building physically and functionally. Mr. Karlbach continued that the 100 foot setback requirement was aimed at controlling the bulk of the large office campuses that are in the area. This is very small scale and sites low on the property and an ideal location.

- A-8: photo of building from Park Avenue
- A-9: photo of building from across Campus Drive
- A-10: photo of existing vegetation/landscape along Park Avenue
- A-11: photo of the top of the tent from the intersection

The mature evergreens hide the top of the tent, and there is no need to screen what is a beautiful and stately historic building. The high retaining wall is only seen from the interior of the site since the property slopes downward from Park Avenue. It cannot be seen from the public roadway.

The request will advance the purposes of the land use law by creating a desirable visual environment as well as encouraging public and private use of land. It provides for the health, safety and welfare of the public, and also adequate air, light and open space. It will provide for sufficient space in appropriate locations for a variety of land uses. There is no detriment to the public good or the zoning ordinance. It is a permitted use in the zone. The topography of the site is helpful in mitigating any potential impacts and the parking requirement is satisfied. This is a beautification of the site and there are no residential areas nearby. The public benefits far outweigh any perceived detriment.

Bob Michaels stated that a variance for parking on the site is needed even though it is satisfied by a parking easement. It must be clarified for the record.

Mr. Henshaw agreed and Mr. Karlbach said that the onsite and off-site parking is sufficient and an increase in activity will not impact parking.

Mr. DeAngelis stated that the agreement states that the use will occur predominantly during off-peak hours.

Carmen Cefolo-Pane asked if they anticipate an increase in activities during the weekdays.

Mr. Karlbach replied that they do not anticipate any more than they have now to his knowledge and if there is, it will not impact the parking.

There were no questions from the Board or the Public.

Doug Henshaw stated that they will meet with the fire department, and this can be a condition of approval.

The Club has begun the process of turning away business due to the construction of the improvements and would like a resolution as soon as possible.

Mr. Cannilla would like an updated site plan showing the additional improvements discussed tonight.

The Board would prefer to authorize to the attorney to draft a resolution for approval and adoption at the next meeting.

There were also questions on the detention basin that was constructed in 1982 and whether it is still compliant with regulations. Dan Lee will research that matter. Mr. Sgaramella reported that the County is okay with it.

There were no other questions. Mr. DeAngelis called for a motion.

Mr. Cannilla made a motion to authorize the Attorney to prepare a positive resolution, second by Mrs. Margulies.

Roll: On a roll call vote all members present and eligible voted to authorize.

Mr. Guerin made a motion to carry the application to the February 13, 2017 meeting without further notice, second by Mrs. Margulies.

Roll: On a roll call vote all members present and eligible voted to carry the application.

## **GDP Amendment**

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|----|---|---|
| 9. | <b><u>Rock GW, LLC</u></b><br>The Green at Florham Park<br>Block 1401, Lots 1, 1.02, 1.06 | <b><u>Application # 17GDP-1</u></b><br>amendments |
|----|---|---|

Applicant is seeking approval for certain amendments to the existing GDP.

Douglas Henshaw, Esq. represented the applicant. The changes include the removal of an ancillary parking lot approval, the addition of a supportive housing element, and provide ingress and egress to the site via the Park Avenue connector.

Mr. Inglesino stated that these changes are now part of the ordinance and the Fair Share Housing Plan.

Paul Phillips, Planner, was sworn in. He stated that the supportive housing element will contain 102 beds. The number of affordable units in the residential portion will be reduced to 18 units. They will eliminate the accessory parking lot and provide Park Ave. access changes.

A-1: Master GDP Plan Maps showing the supportive housing location

Mr. Phillips said that the net fiscal benefit to the school revenue will be more positive and will increase due to a larger share of market rate units with the residential portion. It will not increase school costs. Also, it will not warrant any changes in community services. It will consist of a number of one and two bedroom units and a 4 bedroom group home. The EMS impact will be discussed by Tom Toronto, of Bergen County United Way.

John Inglesino and stated that a permitted PILOT for the Bergen County United Way supportive housing can be negotiated. Paul Phillips noted that the increase in the market rate units will offset any tax loss from the Bergen County United Way.

A fully updated GDP package will be provided upon approval.

Mike Sgaramella confirmed with Mr. Phillips that a pedestrian circulation plan will be incorporated into the revision.

Tom Toronto, President of Bergen County United Way, was sworn in. He gave an overview of the business. He stated that they are an affordable housing developer. They have been involved in special needs housing for developmentally disabled people for 12 years.

He stated that he does not expect any impacts to emergency services. It has been his experience through his other projects that there has been no impact. They are careful with tenant selection so that they can be sure that are capable of living safely and securely in the homes. They are overprotective in fire prevention and all buildings contain sprinklers. The organization builds relationships with the emergency services groups in the community. In addition to the independent living arrangements, the four bedroom group home has a supervisor that is there 24/7.

Mr. Cannilla asked if the group homes can be built larger. Then there would not be so many of them. Mr. Toronto said that they would be able to build a home large enough for six, but they will only build one four bedroom for this project. The project will contain a mix of one and two bedroom units in 11 buildings. Some of the two story units will have elevators. There will be a mix of townhouse style and garden apartment style.

Mr. Inglesino asked if any of the Bergen County United Way facilities have been cited by the DCA inability to self evacuate and they have not.

Mr. Toronto stated that most residents will be at least 21 years old. They can be working or attending day programs. They must be low income to be eligible. Some do drive, but not many. They will use public transportation like Access Link and NJ Transit and the Bergen County United Way will run shuttles.

Mr. Michaels asked if Bergen County United Way will own the project and they will. Mr. Toronto also said they will be very low income eligible.

The meeting was opened to the public for questions.

Mary Schurgot, 208 Park Avenue, Madison. What do you mean by reach out to the community? What does that entail?

Tom Toronto: There is active interaction between local service organizations, clergy and municipal and our residents. We look for opportunities for them for volunteering and working.

Schurgot: You have facilities in other towns. What kinds of neighborhood are they and what are the setbacks?

Toronto: We have facilities in very upscale towns like Saddle River and Colts Neck, as well as middle income towns and urban areas. The projects blend right into the neighborhood and are usually the nicest project in the area.

Schurgot: What are the qualifications of the people who select the residents?

Toronto: Residents must have a recognized disability and low income qualified. They look at their networks of support. This project may draw from Florham Park as well as surrounding towns like Madison and Chatham, Morristown.

It was clarified that the question was about the people to select the residents.

Toronto: The staff is comprised of clinical social workers, county department of human services, some of whom have 40 years experience.

Schurgot: Do the tenants have a support system?

Toronto: Yes. A service provider will come by on a regular basis for help areas such as meal preparation, shopping, etc.

Lou Luglio, Traffic Consultant for the application, was sworn in. He stated that there will be a low number of vehicle trips. There is only a slight difference in the number of the ITE Manual trips since the revised 2015 GDP amendment with respect to the 425 unit residential housing. The small change is an additional 5 vehicles in the a.m. and a reduction of 6 less vehicles in the p.m.

The Board's traffic consultant, Gordon Meth, issued a statement that concurs that these GDP changes will not impact traffic.

Mr. DeAngelis asked about sidewalk access to the transit stop. Mr. Luglio said that there will be a sidewalk that leads to the bus stop. There will also be 2 access points to the supportive housing section for emergency purposes.

The 425 residential section will be a gated site. The pedestrian circulation plan will be updated once it is worked out.

Mr. Cannilla asked how much traffic will be generated from the supportive housing and the additional market rate units. Mr. Luglio stated that there is no measurable impact. Mr. Toronto replied that Access Link, MAPS, and ridesharing in addition to NJ Transit.

There were no other questions. Mr. Henshaw stated that the testimony is completed.

Seeing no other comments, Mr. DeAngelis called for a motion.

Mrs. Margulies made a motion to approve the application second by Mr. Guerin.

Roll: On a roll call vote all members present and eligible voted to approve the application.

**Major Subdivision:**

10.	<b><u>Rock GW, LLC</u></b>	<b><u>Application #17MSD-1</u></b>
	The Green at Florham Park	major subdivision
	Block 1401, Lot 1.06	

Applicant is seeking approval for preliminary and final major subdivision.

Mr. Cannilla made a motion to carry the application to the February 13, 2017 meeting without further notice, second by Mr. Guerin.

Roll: On a roll call vote all members present and eligible voted to carry the application.

On a motion duly made and seconded the meeting was adjourned at 10:15p.m.

Marlene Rawson  
Board Secretary

January 23, 2017